

3 SEP 82

MEMORANDUM FOR: Director of Logistics

FROM:

Chief, Building Planning Staff, OL

SUBJECT: New Building Planning and Staffing

1. The purpose of this memorandum is to provide a suggested alternative course of action if FY-82 funding for preliminary A&E is not available.

2. Failure to begin design in early FY-82 makes a construction start in FY-84 unrealistic. I remain strongly convinced that delaying construction beyond FY-84 is cause for a fundamental review of our goals. In my estimation, delaying construction lowers the probability of funding to the point where we must ask ourselves whether the goal is increased efficiency through consolidation or Federal construction at Langley. Assuming our goal is the former, the higher probability approach becomes consolidation via lease or excess Federal property. While this approach does not achieve ultimate consolidation, it does allow consolidation into two major geographic concentrations versus the six or so concentrations of today. In other words, the philosophy becomes something is better than nothing.

3. Current funding estimates are still soft. However, S.O.M. will deliver updated program cost estimates by October. At that time, I recommend a strong DDA initiative to force the reprogramming issue prior to 1 January 1982.

4. If preliminary A&E funding is not identified by 1 January 1982, it is recommended that the following actions be taken:

a. The Executive Committee be asked to revalidate the need for Federal construction at Langley.

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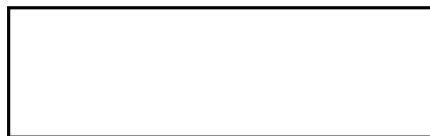
b. Assuming the construction alternative is revalidated, pursue funding for the following tasks in the order listed:

- |  |          |
|--|----------|
| 1) Space requirements, functional analysis, and office design - contractual services | 100K     |
| 2) Utility system trade-off studies - contractual services                           | 50-100K  |
| 3) TEMPEST building design studies - contractual services                            | 50-100K  |
| 4) Selective landscape improvements in accordance with the Master Plan               | 20-50K   |
| 5) Selected security improvements in accordance with the Master Plan                 | 100-600K |
| 6) Selected roads and parking improvements in accordance with the Master Plan        | 10-500K  |

c. In terms of staffing to support this reduced level of activity, I recommend the following changes:

- 1) Release the dedicated DO and NFAC representatives from BPS.
- 2) Release C/BPS for reassignment.
- 3) Subordinate the remaining staff to C/RECD until such time as major funding becomes imminent.
- 4) Alternatively, disband the entire BPS and transfer responsibility back to C/RECD.

5. There may be alternative courses of action that are less precipitous. However, with the history of false starts and the briefness of this political moment, it is clearly time to fish rather than cut bait.



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cc: C/RECD/OL

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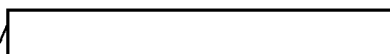
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